



## 2021 Multifamily Lending Caps Announced

Debby Jenkins' recent [article](#) highlights next year's [new cap structure and mission-driven requirements for our business](#). This mandate reduces Freddie Mac and Fannie Mae's ability to purchase multifamily mortgages to **\$70 billion, or \$17.5 billion average per quarter in 2021**. In comparison, the cap ending this year was over five quarters, set at \$100 billion or a \$20 billion average per quarter.

Affordability will continue to be essential to our work with "mission-driven" making up **at least** 50% of our volume in the year ahead. At least 20% of our volume will be more deeply affordable. Please refer to the details in FHFA's [Multifamily Caps Fact Sheet](#) and updated [Appendix A](#).

## Key Delivery Dates

### Fixed-rate and SOFR products

- **November 24:** Last day to submit final, complete underwriting packages for deals where a year-end close has been agreed upon
- **December 11:** Last day to submit final delivery packages for year-end purchase

### LIBOR floating-rate products

- **December 11:** Last day\* to submit complete, final delivery packages for LIBOR-indexed floating-rate loans

- **December 31:** Last day we'll purchase LIBOR-indexed floating-rate loans, regardless of the loan application or note dates

*\*Note: This date is an outside date; a specific LIBOR-indexed loan may be subject to an earlier deadline.*

## Optigo Academy is Live

A wide variety of interactive TAH courses are available to customers on our newly launched online [Optigo Academy](#).



## Multifamily Podcast: Consumer Sentiment

COVID-19 continues to have a profound impact on our lives. To understand the latest consumer sentiment, check out our most recent quarterly consumer survey on market trends. [Listen here](#).



## TAH Loans in myOptigo

We're phasing in the ability for lenders to submit loan submission packages for TAH loans in [myOptigo](#) — specifically, standard cash loans for affordable housing preservation. Please keep an eye out for details about your phase-in date and associated training, if needed.

